

## NOTICE OF ANNEXATION HEARING

Notice is hereby given that the City Council of the City of Gillette, County of Campbell, State of Wyoming, will hold a public hearing according to Wyoming Statute 15-1-405 to determine whether the area generally known as the Gillette College Foundation Annexation complies with the terms of W. S. 15-1-403. The hearing is scheduled for January 16, 2024, at 6:00 o'clock p.m., or as soon thereafter as the council agenda allows, in the Council Chambers, City Hall, Gillette, Wyoming, at which time all comments will be heard on the annexation of said property. City Hall is located at 201 East 5<sup>th</sup> Street, Gillette, Wyoming.

The Gillette College Foundation Annexation is more particularly described as follows:

### Legal Description

#### **GILLETTE COLLEGE FOUNDATION ANNEXATION SECTION 34, TOWNSHIP 50 NORTH, RANGE 72 WEST**

Following is a parcel of land situated in a portion of Hitt Estates Survey (Tract "D") as officially recorded in Book 155 of Photos, Pages 524-549 at the Campbell County Clerk and Recorder's Office, also known as the SE1/4 SW1/4 of Section 34, Township 50 North, Range 72 West, of the Sixth Principal Meridian, Campbell County, Wyoming; and being more particularly described as follows:

Commencing at the southeast corner of said Tract "D", also known as the South Quarter Corner of said Section 34, said corner being monumented with a 1989 B.L.M. brass cap reference monument bearing N 46°11'37" W for a distance of 46.40 feet and a bare rebar reference monument bearing S 35°11'23" W for a distance of 83.70 feet from the true corner position which falls on an existing man hole lid; thence S 89°29'50" W for a distance of 547.81 feet along the south boundary of said Tract "D" and Section 34 to a point monumented with a 2023 aluminum cap, PLS 9328 and being the point of beginning:

Thence continuing along said south boundary S 89°29'50" W for a distance of 785.11 feet to the southwest corner of said Tract "D" and the west sixteenth corner of said Section 34, said corner being monumented with a 2" iron pipe; thence N 1°26'56" E for a distance of 1,344.56 feet along the west boundary of said Tract D to the northwest corner of said Tract D, said corner being monumented with a 2" iron pipe; thence N 89°33'49" E for a distance of 1,351.60 feet along the north boundary to the northeast corner of said Tract "D", said corner being monumented with a 2" iron pipe; thence S 2°14'49" W for a distance of 1,073.99 along the east boundary of said Tract D to a point monumented with an aluminum cap, LS 2218 and being the northeast corner of a parcel described in the warranty deed found in Book 3018 of Photos, Page 49 of the official records at the Campbell County Clerk and Recorder's Office, from which the southeast corner of said Tract "D" bears S 2°14'49" W for a distance of 269.77 feet; thence

N 88°05'51" W for a distance of 547.19 feet continuing along said parcel to a point monumented with a 2023 aluminum cap, PLS 9328; thence S 2°14'49" W for a distance of 292.76 feet to the point of beginning:

Said parcel of land containing 37.85 acres, more or less.

Subject to all covenants, reservations, easements, conditions and rights appearing of record.

The Gillette College Foundation Annexation is shown on the following Map, marked Vicinity Map.

### **Summary of Annexation Report**

A majority of the landowners owning a majority of the area sought to be annexed have petitioned the city to annex 37.85 acres into the city limits. The land is located generally south of Lakeway Road, between 4-J Road and South Douglas Highway, and north of Sinclair Street, and is surrounded by the existing City of Gillette corporate limits on three sides. The site currently has no building located. The owners desire to have the Tract annexed and zoned for C-O, Office and Institution District uses with access to City services. There are no statutes or ordinances that regulate the shape or size of an area to be annexed.

There is no significant City investment required in support of this annexation for water, sewer, streets, drainage, or parks. The area is a logical extension of the city limits and will be serviceable.

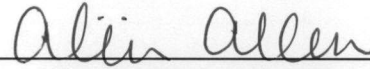
The proposed zoning of the area is C-O, Office and Institution District. The Comprehensive Plan envisions the future land use to be Neighborhood/Residential, which it is not currently operating as such and at this time is not recommended, as Donkey Creek and its floodplain is incumbering a significant portion of the parcel. The existing development pattern is compatible with the proposed zoning of Office and Institution. The City Council will make the final zoning determination at the time of annexation.

Water and Sewer services are available for the annexation area with services within an acceptable distance to the proposed annexation area and public access off of Destination Drive. Gas and electric are available for extension as well. There are no known water wells, or septic systems on the property. Required upgrades to utilities is the responsibility of the property owners within the annexation area. Road and utility extensions and connections will be determined at the time of development of the property.

All City infrastructure will be available for the private landowner's use as the terms of the annexation report state. The benefits to the landowner include having access to City services which provide long-term security. Any future development or construction will be reviewed by the City and shall meet City standards.

The third reading of the annexation ordinance is planned to be read on February 20, 2024, with the annexation becoming effective after publication of the passed ordinance in the local newspaper.

For further detailed information citizens can call the City of Gillette Planning Office at 307-686-5281.

A handwritten signature in cursive script that reads "Alicia Allen".

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Alicia Allen, City Clerk

Publish two times: December 16, 2023  
January 13, 2024

Attachment: Vicinity Map  
½ Mile Map  
Summary of Annexation Report

# Proposed Area of Annexation - Gillette College Foundation Annexation



THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM  
RECORDS MAINTAINED BY THE CITY OF GILLETTE AND  
GUARANTEES REGARDING THE ACCURACY OF THE DRAWING OR  
THE INFORMATION CONTAINED THEREIN.

1 inch equals 333 feet  
1 inch equals 0.06 miles

October 20, 2023  
Suzanne Walsh P.R.I.D.E.  
Productivity Responsibility Integrity Excellence

**CITY OF GILLETTE**  
Information Technology GIS  
P.O. Box 3003  
Gillette, Wyoming 82717-3003  
Phone (307) 686-5364  
www.gillettewy.gov





# CITY OF GILLETTE

Development Services  
Planning Division  
201 E. 5th Street • Gillette, Wyoming 82716  
Phone 307.686.5281  
www.gillettewy.gov

December 14, 2023

## GILLETTE COLLEGE FOUNDATION ANNEXATION

### SUMMARY OF ANNEXATION REPORT

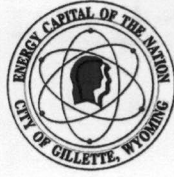
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Respectfully,

*Meredith Duvall*

Meredith Duvall  
City Planning & Code Compliance Manager  
(307)-686-5281

# Gillette College Foundation Annexation Half Mile Boundary



**Annexation Area**

4-J

Lakeway


Douglas

Enzi

Sinclair


**Legend**

- Annexation Area
- Half Mile Boundary
- County Tax Parcels
- ▒ City Limits
- ▒ County



**CITY OF GILLETTE**  
Information Technology GIS  
P.O. Box 3003  
Gillette, Wyoming 82717-3003  
Phone (307) 686-5364  
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THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



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Gillette, Wyoming 82717-3003  
Phone (307) 686-5364  
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**Gillette College Foundation  
Annexation  
Half Mile Boundary**  
September 20, 2023

Prepared by: **Service With P.R.I.D.E.**  
Kempster & Associates, Inc.